

# **Standard Urban Stormwater Mitigation Plan (SUSMP)**

**For**

**N.W.C Woodruff Ave. & Carson St.  
4241 Woodruff Ave.,  
Lakewood, CA  
APN: 7178-011-002, 003, 013,  
014, 016, 017& 018**

**Prepared for:**

**Charles Company  
Contact Person: Mark Gabay  
9034 West Sunset Blvd.,  
West Hollywood, CA 90069  
Tel. No.: (310) 247-0900  
Fax No.: (310) 247-1525**

**Prepared by:**

**TRITECH ASSOCIATES INC.  
135 N. San Gabriel Blvd.,  
San Gabriel, CA 91775  
Tel. No.: (626) 570-1918  
Fax No.: (626) 570-1212  
Info@tritechassociates.com**

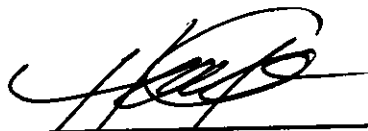
**December 14, 2009**

CERTIFICATION FOR STANDARD URBAN STORM-WATER MITIGATION PLAN  
(SUSMP)

Project Name: N.W.C Woodruff Ave. & Carson St.  
Project Location: 4241 Woodruff Ave., Lakewood, CA

Owner's Name: Charles Company  
Contact Person: Mark Gabay  
Address: 9034 West Sunset Blvd., West Hollywood, CA 90069  
Phone Number: (310) 247-0900; Fax No.: (310) 247-1525

I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the attached mitigation plan to reflect current conditions, or failing to properly and/or adequately implement the SUSMP may result in revocation of grading and/or other permits or other sanctions provided by law.

  
\_\_\_\_\_  
Signature of Licensed  
Professional Engineer  
Or Licensed Architect

047118  
\_\_\_\_\_  
Registration Number

2/17/09  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Affix Seal

## CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for the gathered information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."



Signature

1-5-2010

Date

Mark C. Gabay

Name

member

Title

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## I. PERMITS AND MITIGATION MONITORING PROGRAM

Prior to approval of Grading Plan – The property owner/developer shall submit for review and approval, a Standard Urban Storm-water Mitigation Plan (SUSMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control Predictable Pollutant Run-off. This shall identify the structural and non- structural measures specified in Appendix 7 of the countywide drainage area management plan detailing implementation of BMPs whenever they are applicable to the project (when the project has a below grade loading dock, for example); the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and, shall reference the location of structural BMPs.

This SUSMP shall identify the structural and non-structural measures specified in the Standard Urban Storm-water Mitigation Plan (SUSMP) Appendix which detail implementation of BMPs whenever they are applicable to a project.

## II. PROJECT DESCRIPTION

This project will propose new 3-building and modify parking lot area. Before development, this project has the existing building that will be remained. For the existing parking lot area, this project will reconstruct parking area that will be provided 440 spaces for standard parking and 174 spaces for compact spaces and 14 spaces for handicap parking. Approximate the total disturbed area is 468,270 square feet or 10.75 acres.

This proposed development has been designated as requiring SUSMP preparation as categorized, Parking lot creating 5,000 square feet or more of surface area, or with 25 or more parking spaces and potentially exposed to stormwater runoff, per Regional Water Quality Control Board, Los Angeles Region (RWQCB) Order No. 01-182.

The watershed for this project is San Gabriel River, Reach 1 Watershed.

### III. SITE DESCRIPTION

The subject property is located at 4241 Woodruff Ave., in the City of Lakewood, County of Los Angeles, State of California. Presently, the site has existing building that will be remained and existing parking area that will be redeveloped. Approximate the total disturbed area is about 468,270 square feet or 10.75 acres. Before construction, the impervious area is about 451,717.2 square feet or 10.37 acres. After construction, the development site will have a pervious area about 21,035 square feet or 0.48 acre and the impervious area is about 447,235 square feet or 10.27 acres.

This project will use the 3-foot wide concrete gutter to collect the stormwater from parking area. At the end of concrete gutter, this project will construct the complete packaged "plug and play" units including filter integrated with a precast concrete catch basin with traffic-rated grate by KriStar Enterprises, Inc. Model No.: FG-M2424, to treat the stormwater from this project before drain into the public street.

The legal description is as follows:

Lots 1 and 2 of Parcel Map No.: 14651, Lot 1 of Parcel Map No.:10443, Lots 1 and 2 of Parcel Map No.: 409, Lots 1 and 2 of Parcel Map No.: 11767, and A Portion of Lot 219 of Tract No.: 16222, In The City Of Lakewood, County of Los Angeles, State of California, As Per Map Recorded in Book 77 Pages 46-47, Book 120 Pages 76-77, Book 13 Page 85, Book 111 Page 17, And Book 364 Pages 10-13 of Maps, In The Office of The County Recorder of Said County.

#### IV. IDENTIFICATION OF KNOWN POLLUTANTS

The Los Angeles (LA) River is the one of the largest in the Region. It is also one of the most diverse in terms of land use patterns. The forest covers approximately 324 square miles of the watershed or open space land including the area near the headwaters, which originate in the Santa Monica, Santa Susana, and San Gabriel Mountains. The rest of the watershed is highly developed. The river flows through the San Fernando Valley past heavily developed residential and commercial area. From the Arroyo Seco, north of downtown Los Angeles, to the confluence with the Rio Hondo, the river flows through industrial and commercial areas and is bordered by rail yards, freeways, and major commercial and government buildings. From the Rio Hondo to the Pacific Ocean, the river flows through industrial, residential, and commercial areas, including major refineries and petroleum products storage facilities, major freeways, rail lines, and rail yards serving the Ports of Los Angeles and Long Beach.

Per 2006 CWA Section 303(d) List of Water Quality Limited Segments, the Pollutant/Stressor for San Gabriel River, Reach 1 is Coliform Bacteria and pH.

The expected pollutants generated by land use type, Any existing facility in the categories herein that is creating, parking lot 5,000 square feet or more of surface area, or with 25 or more parking spaces and potentially exposed to stormwater runoff, are bacteria/virus, nutrients, pesticides, trash & debris, oil and grease demanding substances. No potential pollutant is identified in this type of land use.

##### A. Non –Stormwater Management

The anticipated routine maintenance of the site will result in discharges of water other than Stormwater. BMPs and erosion control practices will be implemented to control these discharges to the maximum extent possible, in a manner consistent with the storm water discharge control measures. Non-stormwater discharges from the site will result from:

- Landscape irrigation
- Fire Sprinkler testing

##### B. Targeted Pollutants

This SUSMP is to address the potential for pollution of waters within the City's storm drain system. The following is a list of pollutants reasonably expected to occur within this site. Their size, biological significance and solubility in water categorize these:

- A. Large-sized/biologically insignificant/water insoluble
  - 1. Bulk cellulose matter
    - a. tree limbs, twigs, leaves, grass clippings
    - b. paper, cardboard
  - 2. Fabric, packaging, container plastics
- B. Variable-sized/biologically insignificant/water-soluble
  - 1. Soil conditioners
  - 2. Basic soil constituents
  - 3. Inorganic dust falls from air pollutants

- C. Variable-sized/biologically nutritive/water-soluble
  - 1. Natural and compound fertilizers
    - a. nitrogen compounds
    - b. phosphates
    - c. potassium compounds
  - 2. Soluble air pollutants
    - a. sulfur oxides
    - b. nitrogen oxides
    - c. ash
  - 3. Phosphate-base detergents
  - 4. Lawn and garden ash
- D. Variable-sized solids or solutions/biologically inhibiting/water-soluble
  - 1. Air pollutants
    - a. carbon monoxide
    - b. sulfides, sulfates
    - c. nitrites
    - d. ozone
  - 2. Antifreeze compounds (ethylene glycol)
  - 3. Roadway hydrocarbons
- E. Variable-sized/biologically inhibiting/water soluble
  - 1. Vehicular and roadway hydrocarbons
    - a. oils
    - b. grease
    - c. tetraethyl lead and decomposition products
  - 2. water-insoluble air pollutants (hydrocarbons)
  - 3. pesticide/herbicide carriers
- F. Variable-sized solids or solutions/biologically toxic
  - 1. Common pesticides, herbicides, rodenticides
    - a. malathion
    - b. copper, plastic arsenic
    - c. phenol 2,4d
    - d. pyrethrums
    - e. organic-mercury compounds
    - f. others
- G. Variable-sized culture media/biologically active/water suspendable
  - 1. Animal excretions
  - 2. Dead animals
  - 3. Vegetation-biological nutrient source
  - 4. Food wastes-biological nutrient source
  - 5. Soil-biological nutrient source
  - 6. Paper, wood, trash, waste & etc.



## V. BEST MANAGEMENT PRACTICES (BMPs)

### NON-STRUCTURAL BMPs

***Owner/Tenant Education*** – Charles Company, the owner, will develop and implement education programs on general good housekeeping practices that will distribute to all area, operation manager/employees for the contribution of protection of stormwater quality management. This education program will describe the use of chemicals (including housekeeping types) that should be limited to the property, with no discharges of specified wastes via hosing or other direct discharge to concrete gutters, catch basins, and storm drains.

***Common Area Landscape Management*** – Charles Company will be responsible for the ongoing maintenance that is consistent with County Water Conservation Resolution or city equivalent, plus fertilizer and pesticide usage consistent with County Management Guidelines for use of fertilizers and pesticides, or city equivalent.

***BMP Maintenance*** – Charles Company shall have the responsibility for implementation of each non-structural BMP and then the employees will schedule cleaning of all structural BMP facilities. See section VI of this report for information.

***Common Area Litter Control*** – Charles Company will implement trash management and litter control procedures aimed at reducing off site migration of trash. Specifically, the employees will inspect the site on a daily basis and will ensure that all litter is removed for proper disposal on a regular basis.

***Employee Training*** – Charles Company shall prepare educational material regarding cleaning, maintenance, refinishing/painting, and both routine and emergency repairs of the landscape, hardscape, and parking areas. This material will address those products and methods to be used (not to be used) for cleaning, maintenance, refinishing/painting, and repair, storage of equipment and supplies, and collection and disposal of wastes and no longer usable supplies. The owner shall prepare literature for the training of all employees in proper use, storage, and cleanup of all materials used by staff. Adequate training shall be given to the staff members.

***Street Sweeping Private Streets and Parking Lots*** – Charles Company will implement private driveway sweeping every sixty (60) days by a vacuum type cleaner/sweeper, prior to the storm season, no later than October 15 each year.

## **ROUTINE STRUCTURAL BMPs**

**Filtration** – Surface runoff shall direct to landscaped areas or filters wherever practicable and as recommended by the engineer of record. The complete packaged “plug & play” units including filter integrated with a precast concrete catch basin with traffic-rated grate by KriStar Enterprises, Inc. Model No.: FG-M2424, will be constructed to treat the stormwater before drain the stormwater into the public street. (See SUSMP Control Drawing for details).

**Common Area Efficient Irrigation** – Physical implementation of the landscape plan will be consistent with County Water Conservation Resolution. A licensed landscape maintenance crew will work to mitigate the amount of runoff from the landscape areas. Specially designed controllers and heads that allow multiple start times will be installed to control the amount of irrigation runoff onto existing sidewalks and parking areas. Drip and irrigation bubbler heads will be used to limit excess irrigation.

**Common Area Runoff-Minimizing Landscape Design** – Plants with similar water requirements will be grouped in order to maximize the efficiency of the irrigation system. This grouping will eliminate the need for excessive irrigation and consequently will limit the possibility of irrigation water runoff. The selection of ornamental plants for landscaping will be based upon criteria such as drought tolerance, rate of growth, resistance to disease, and compatibility with indigenous soil.

**Trash Container (dumpster) Areas** – All drainage from the building and pavement is diverted away from the trash container area. Building roof drains are connected to the underground storm drain system or adjoining pavement drains away from trash container. Trash container areas shall be screened or walled to prevent off-site transportation of trash.

**Catch Basin & Trench Drain Stenciling** – Phrase “No Dumping-This Drains to Ocean” or equally effective phrase shall be stenciled on all catch basins to alert the public to the destination of pollutants discharged into storm water.

**Listed below are the selected BMPs for this project:**

After the Storm – A Citizen’s Guide to Understanding Stormwater  
Protecting Water Quality from Urban Runoff  
SC-44 – Drainage System Maintenance  
SC-60 – Housekeeping Practices  
SC-73 – Landscape Maintenance  
SD-11 – Roof Runoff Controls  
SD-12 – Efficient Irrigation  
SD-13 – Storm Drain Signage  
SD-32 – Trash Storage Areas  
Mp-52 – Drain Insert

## VI. INSPECTION/MAINTENANCE RESPONSIBILITY OF BMPs

Inspection and maintenance of BMPs is the responsibility of Charles Company, the owner, who is knowledgeable in implementing these BMPs. A contract for trash management and litter control, and hazardous waste removal if any will be made with outside contractors as necessary.

The owner will be instructed in the environmental procedures regarding contamination and clean up. A maintenance schedule will be established for all scheduled clean up procedures.

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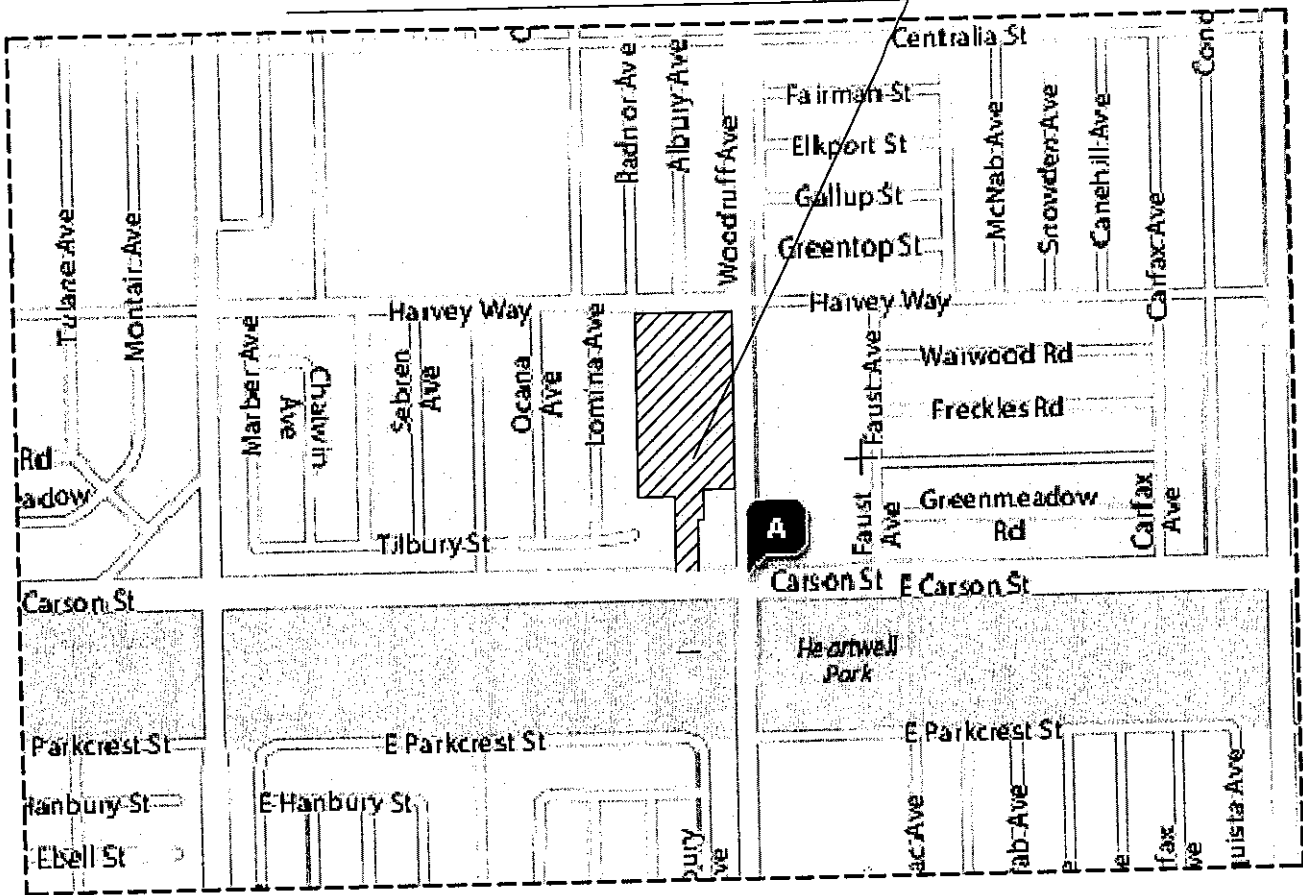
**Table 6.1 – Non-Structural BMPs Inspection and Maintenance Table**

BMP NAME	ACTIVITY	FREQUENCY
Owner/Tenant Education	Educational Program	Quarterly
Landscape Management	Maintenance	Bi-monthly
BMP Maintenance	Maintenance	Daily
Common Area Litter Control	Implementation of Trash Management	Daily
Employee Training	Educational Program	Yearly
Common Area Catch Basin Inspection	Maintenance	Quarterly

**Table VI.2: Structural and Treatment Control BMPs Maintenance Table**

BMP NAME	ACTIVITY	FREQUENCY
Filtration	- Inspection & cleaning of the complete packaged “plug & play” units including filter integrated with a precast concrete catch basin with traffic-rated grate by KriStar Enterprises, Inc. Model No.: FG-M2424	Quarterly and/or 40% full of dirt/or as needed
Common Area Efficient Irrigation	Watering of property’s landscape & open areas	Bi-weekly
Common Area Runoff-Minimizing Landscape Design	Sowing & grouping of drought tolerance landscape plants & its compatibility with indigenous soil	Semi-annually
Trash Container (dumpster) Areas	Trash pick up schedule	Weekly
Trench drain Stenciling	Marking of storm drain signage	Yearly

## PROJECT LOCATION



VICINITY MAP  
NOT TO SCALE

